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7                   UNITED STATES DISTRICT COURT  
8                   WESTERN DISTRICT OF WASHINGTON  
9                   AT SEATTLE

10                   HOMESITE INSURANCE COMPANY OF  
11                   THE MIDWEST, a Wisconsin corporation,

12                   Plaintiff,

13                   v.  
14                   ROBERT HOWELL, JR., a single individual;  
15                   ROBIN HOWELL and ROBERT HOWELL,  
16                   SR., a married couple; and SIERRA PACIFIC  
17                   LAND & TIMBER COMPANY, a California  
corporation,

18                   Defendants.

19                   NO. 2:21-cv-01389-JHC

20                   **ORDER ON PLAINTIFF'S MOTIONS  
IN LIMINE**

21                   THIS MATTER comes before the Court on Plaintiff Homesite Insurance Company's  
22                   Motions *In Limine*. Dkt. # 156. The Court has considered the motion and all materials  
23                   submitted in connection with the motions, including materials submitted in response. The  
24                   Court ORDERS as follows:

Motion in Limine	Ruling
Motion 2: Exclude References to Financial Status	Granted.

<b>Motion in Limine</b>	<b>Ruling</b>
Motion 3: Exclude References to “Golden Rule,” “Send a Message,” and “Hometown” Arguments	Granted. But the Howells may ask the jury to hold Homesite accountable for conduct that falls below the standard of care.
Motion 4: Exclude References to Policy Interpretation	Reserved. Before making any such reference, the Howells shall alert the Court outside the presence of the jury, so that the Court may resolve any objection.
Motion 5: Exclude References to Coverage Under the Policy being denied	Denied.
Motion 6: Exclude References to Size/Resources available to Plaintiff or its Counsel	Granted. This ruling is reciprocal, as requested by the Howells.
Motion 7: Exclude References to Claims Not Pleaded in the Complaint	Granted.
Motion 8: Exclude Evidence of Other Claims or Lawsuits Against Homesite	Granted. This ruling is reciprocal, as requested by the Howells.
Motion 9: Exclude References to Pretrial Motions/Motions in Limine	Reserved. Before making any such reference, the Howells shall alert the Court outside the presence of the jury, so that the Court may resolve any objection.
Motion 10: Allow Opportunity to Review Evidence before Evidence is Referenced by Counsel	Granted.
Motion 11: Provide 24-hour notice of testifying witnesses	Granted.
Motion 12: Exclude Non-Party Witnesses from the Courtroom	Granted.
Motion 13: Preclude References to any Witnesses’ Nationality or Ethnic Descent	Granted. This ruling is reciprocal, as requested by the Howells.
Motion 14: Exclude Undisclosed Witness Testimony	Granted.
Motion 15: Exclude Undisclosed Evidence	Reserved.
Motion 16: Exclude Undisclosed Expert Opinions	Granted. This ruling is reciprocal, as requested by the Howells.
Motion 17: Exclude Undisclosed Damages.	Reserved.

<b>Motion in Limine</b>	<b>Ruling</b>
Motion 18: Exclude Evidence of Defendants' Good Character	Granted.
Motion 19: Exclude Witnesses Not Called to Testify	Granted.
Motion 20: Exclude Standards or Rules Other Than the Appropriate Legal Standards Under Washington Law	Granted. This ruling is reciprocal, as requested by the Howells.
Motion 21: Exclude References to Taxability of Any Judgment	Granted.
Motion 22: Exclude References to Emotional Distress Damages, Including those "Arising from the Lawsuit"	Granted with respect to emotional distress caused by lawsuit.

DATED this 27th day of May, 2025.

  
John H. Chun  
United States District Judge